

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	02/09/2026
Application number:	PL/2026/03786
Proposal:	Regulation 77 application relating to PL/2026/01073 - Application for Prior Approval under Class Q Permitted Development from Agricultural Barn to Residential Use to Create 1 Dwelling
Site address:	Barn at Fairfield Lane, Cricklade, SN6 6HZ
Case officer:	Victoria Davis

Recommendations:

X	HRA completed. Appropriate Assessment with a positive conclusion has been sent to Natural England (02/09/2026), who must agree the conclusion (within 21 days) prior to the application being permitted.
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Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- NE Response
- S111 for Barn at Fairfield Lane, uploaded June 2026 *[NB. As per Wiltshire Council's Fees & Charges 2026-27, the contribution is currently £836 per unit, and the draft S111 will need to be updated]*
- Existing Plan, Sections and Elevations, DOLMAN, December 2025
- Location Plan and Existing Site Plan, DOLMAN, December 2025
- Proposed Floor Plan, DOLMAN, January 2026

The site comprises an agricultural barn. This Regulation 77 application relates to the Prior Approval of the conversion of the barn to a dwelling (PL/2026/01073), and the consideration of impacts on a European site.

COMMENTS:

North Meadow & Clattinger Farm SAC

The development lies within the inner zone of influence (0-4.2km) for the North Meadow National Nature Reserve (NNR)/Site of Special Scientific Interest (SSSI) component of North Meadow and Clattinger Farm SAC, notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. The development is screened into Appropriate Assessment under the Habitat Regulations 2017 (as amended) on account of its potential to cause adverse effects through increased recreational pressure, which may occur alone or in-combination with other plans and projects.

Wiltshire Council, Cotswold District Council and Swindon Borough Council in partnership with Natural England have produced an Interim (2023-2028) Recreation Mitigation Strategy for proposed development within this zone.

The standard mitigation agreed under the above strategy for all relevant (e.g., overnight accommodation) development of under 50 units in the Inner Zone is:

- Strategic Access Management and Monitoring (SAMM) contribution per unit £356

- Infrastructure Mitigation Projects/Suitable Alternative Natural Greenspace (SANG)
contribution per unit £480

Total financial contribution to ensure the delivery of the Interim Mitigation Strategy is currently £836 per unit. Full details of the mitigation strategy, affected developments, and current charge per unit can be found on our website [Biodiversity and development - Wiltshire Council](#).

For this development, the total financial contribution to mitigate the burden would be £836 plus legal fees, payable on commencement of development.

Developer contributions must be secured using a S111 Agreement at determination, Unilateral Undertaking or a S106 Agreement. The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972.

The LPA concludes that subject to the mitigation measures detailed in the Interim (2023-2028) Recreation Mitigation Strategy being secured via an appropriate method (see above), the Appropriate Assessment concludes no adverse effects on the integrity of the North Meadow and Clattinger Farm SAC. The AA will be sent to Natural England and the application must not be determined until they have agreed with the LPAs conclusion.

Biodiversity Net Gain

From 12 February 2024, Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) requiring applications to deliver 10% BNG unless exempt. The biodiversity gain planning condition is not considered to apply to this application as it relates to development for which permission is granted under a development order, specifically, the General Permitted Development Order (GPDO) (i.e., the proposal concerns permitted development subject to prior approval).

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist Abi Gazzard	Date 02/09/2026
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